

High-rise put on notice for operating as hotel

MAROOCHYDORE

NATALIE WYNNE

A NEW high-rise apartment building in the heart of Maroochydore is on notice for breaching short-term letting restrictions by acting as an unapproved hotel.

Sunshine Coast company Direct Hotels has been co-ordinating short-term letting at The Rhythm on Beach building since April last year, according to representative Adam Thomas.

The complex boasts 72 apartments over eight floors with views of the beach, river, hinterland and city.

Sunshine Coast Council issued a show cause notice in September last year to the building's body corporate.

It highlighted a condition of the building's 2016 development approval was that it not be used for short-term letting.

The body corporate was asked to show cause by October why it shouldn't be issued with an enforcement notice – however the document con-

taining the response has not been made available to the public.

The body corporate was warned that fines of up to \$600,525 were applicable for contravening a development approval, unlawful use of a premise and carrying out assessable development without permit.

In response to the show cause notice, Direct Rentals has lodged an application with the council to turn 23 units in The Rhythm on Beach into short-term accommodation.

Direct Rentals director Mr Thomas said his company was unaware the property was not approved for short-term holiday letting until the council's show cause notice was received.

Mr Thomas confirmed Direct Hotels has been co-ordinating short-term accommodation at Rhythm on Beach without the correct approval since April last year, which was immediately after completion of construction.

"The owners we represent have asked us as their letting

agent to request the code assessable use be approved," he wrote. "Rather than each individual owner lodging an application, council requested that one submission be made on behalf of all owners."

His company's development application proposed no physical changes be made at the Beach Rd building, just the defined use.

It said if approved, it would allow about 30 per cent of the building to be used for short-term accommodation.

NATALIE.WYNNE@NEWS.COM.AU